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Debtor and Debtor in Possession

FILED & ENTERED

MAY 22 2015

CLERK U.S. BANKRUPTCY COURT
Central District of California
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
(LOS ANGELES DIVISION)

CHANGES MADE BY COURT

In re:

Domum Locis LLC,

Debtor.

Case No.: 2:14-bk-23301-RK

Chapter 11

**ORDER ON STIPULATION AMONG
DEBTOR DOMUM LOCIS, LLC.,
AND MICHAEL J. KILROY
REGARDING PAYMENT OF
QUARTERLY FEES TO THE
OFFICE OF THE UNITED STATES
TRUSTEE**

The Court, having considered that certain *Stipulation Among Debtor And Michael J. Kilroy Regarding Payment Of Quarterly Fees To The Office Of The United States Trustee* (the “Stipulation”), entered into by and among, Domum Locis, LLC, the above-captioned debtor and debtor in possession, and Michael J. Kilroy (“Kilroy”), the debtor and debtor in possession in a related chapter 11 case, bearing bankruptcy case number 2:15-bk-15708-RK,

IT IS HEREBY ORDERED:

1. The Stipulation is DISAPPROVED without prejudice and not made an order of the court.
2. In only showing that the stipulating parties have agreed to the proposed transactions described in the Stipulation, they have failed to show that the proposed transactions

described in the Stipulation to use property of the bankruptcy estate of debtor Michael J. Kilroy (i.e., for one bankruptcy debtor to pay the United States Trustee fees of another bankruptcy debtor) are in the ordinary course of business within the meaning of 11 U.S.C. § 363(b)(1). Unless the stipulating parties show that the transactions are in the ordinary course of business, such transactions using estate property not in the ordinary course of business can only be approved after notice and hearing upon a showing of business justification pursuant to 11 U.S.C. § 363(b)(1). *See, e.g., In re Dant & Russell, Inc.*, 853 F.2d 700, 704-705 (9th Cir. 1988); *In re Lionel Corp.*, 722 F.2d 1063, 1071 (2nd Cir. 1983).

IT IS SO ORDERED.

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Date: May 22, 2015



Robert Kwan
United States Bankruptcy Judge